

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

2019 Comprehensive Plan Amendments.

2. Name of applicant:

City of Shoreline.

3. Address and phone number of applicant and contact person:

Steven Szafran, AICP, Senior Planner
sszafran@shorelinewa.gov (206) 801-2512

4. Date checklist prepared:

August 27, 2019.

5. Agency requesting checklist:

City of Shoreline.

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission Discussion: August 1, 2019.
Planning Commission Public Hearing: October 3, 2019.
City Council Study Session: October 28, 2019.
City Council Adoption: November 18, 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Amendment #1 – If a rezone and land use designation is approved, then building permits for future activities could be applied for.

Amendment #2 – If approved, future updates to City plans, regulations, and policies will consider measures to reduce greenhouse gas emissions in order to meet local, state, and regional gas emission targets.

Any future activities associated with the proposed amendments will be subject to the Shoreline development codes in effect at the time of permit submittal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Final Environmental Impact Statement for the City of Shoreline Comprehensive Plan was issued 11/2/98 for the main body of related environmental analysis. Supplemental EIS's were issued for the 2005 Comprehensive Update as well as the 2012 Comprehensive Plan update. SEPA analysis was also conducted for the adoption of the Development Code 6/12/00, and subsequent non-exempt amendments to the Development Code.

The applicant for Amendment #1 has provided their own SEPA checklist. The Checklist evaluates the proposal to change the City's Comprehensive Plan Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the zoning of two parcels from R-8 to Community Business. Staff will refer to the applicant's checklist in response to the following questions in this checklist. The applicant's SEPA Checklist will be referred to **Attachment A** in this checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes.

1. The applicant for Amendment #1 has applied for a building permit for a new home at 1517 NE 170th Street. If the land use designation and zoning are approved, the home will be considered nonconforming. The applicant will be required to resubmit building permits to comply with the International Building Code (IBC) for the rezoned parcel since the plans submitted are reviewed under the International Residential Code.

2. If Amendment #2 is approved, there will be updates to the City's 2013 Climate Action Plan, GHG emissions inventory, and the 2015 Carbon Wedge Analysis,

3. If Amendment #3 is approved, there will be a subsequent Development Code amendment to add Professional Offices to SMC 20.40.130 as a Conditional Use in the R8-R12 zones.

10. List any government approvals or permits that will be needed for your proposal, if known.

None Known

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The State Growth Management Act, RCW 36.70A, limits consideration of proposed Comprehensive Plan amendments to no more than once a year. To ensure that the public can view the proposals within a concurrent, citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this yearly review process. The 2019 Comprehensive Plan Docket includes:

Amendment #1

Change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of two parcels at 1510 and 1517 NE 170th Street.

Description:

This is a privately-initiated amendment that seeks to change the Land Use Designation and zoning of two parcels located at 1517 (9,519 square feet) and 1510 (9,086 square feet) NE 170th Street from Medium Density Residential (MDR) to Mixed-Use 2 (MU2) and rezone the property from Residential, 8 units/acre (R-8) to Community Business (CB) to be consistent with the requested change to the land use designation.

The sites are located between existing commercial uses that front 15th Avenue NE to the west and a single-family neighborhood to the east.

Land Use Policy 2 (LU2) in the Comprehensive Plan is as follows:

The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

The subject parcels at 1517 and 1510 NE 170th Street are zoned R-8 to implement Policy LU2. The R-8 zone allows for a mix of single-family homes, duplexes, triplexes, townhomes, and community facilities. The R-8 zone does not permit general retail trade/services or office uses, which best describe the current and proposed uses at 1517 and 1510 NE 170th Street.

The proposed land use and zoning are described below.

Land Use Policy10 (LU10) in the Comprehensive Plan is as follows:

The Mixed-Use 2 (MU2) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses. It does not allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

General retail trade/services or office uses are permitted in the CB zone. The subject properties also border CB zoned property to the west.

Amendment #2

Update Natural Environment Goal V to set local goals to reduce greenhouse gas (GHG) emissions in support of the Paris Climate Accord threshold to limit global warming to less than 1.5° C above pre-industrial levels.

Description:

This is a privately-initiated amendment to amend Natural Environment Goal V, which currently states:

Protect clean air and the climate for present and future generations through reduction of

greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.

The proposal submitted by the applicant below would amend Natural Environment Goal V to read:

Protect clean air and the climate for present and future generations ~~through reduction of~~ by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels, and promotion of efficient and effective solutions for transportation, clean industries, and development.

Staff recommends rephrasing the language slightly to be clearer that greenhouse gas emissions (GHG) themselves are not to be limited to several degrees, but that reducing local GHG emissions is the most effective contribution to the attempt to limit catastrophic levels of global warming. The staff proposal is as follows:

Protect clean air and the climate for present and future generations through significant reduction of greenhouse gas emissions, to support Paris Climate Accord targets of limiting global warming to less than 1.5° C above pre-industrial levels. Local reduction targets will also ~~and promote~~ of efficient and effective solutions for transportation, clean industries, and development.

Amendment #3

Amend Comprehensive Plan Policy LU2 to allow for professional offices in the R-8 and R-12 zones.

Description:

This amendment is related to Amendment #1. Initially, the applicant of Amendment #1 was given three options that potentially could allow for permitting an existing office, showroom, and remodeling and construction business at their current location. Option #2 on the City issued letter to the applicant on October 25, 2018 included applying for a General Comprehensive Plan Amendment to change LU2, a Residential Land Use Policy in the Land Use Element of the City's Comprehensive Plan to allow for professional office uses. The Policy could be amended as follows:

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Amendment #1 – Tax identification numbers: 558930-0185, 558990-0145.

Site address: 1517 NE 170th Street and 1510 NE 170th Street.

Location: Just east of the intersection of NE 170th Street & 15th Ave NE, SW-9-26-4.

Amendment #2 – This amendment to the Shoreline Comprehensive Plan applies citywide.

Amendment #3 – This amendment to the Shoreline Comprehensive Plan applies citywide in all parcel designated Medium Density Residential.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Amendment #1 - Flat, rolling, hilly, steep slopes, mountainous, other treed,
urban, paved, developed

Amendments #2 and #3 - Flat, rolling, hilly, steep slopes, mountainous, other treed,
urban, paved, developed

b. What is the steepest slope on the site (approximate percent slope)?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - The City contains areas of slopes over 40 percent in some areas, especially on the western most and eastern most portions of the City.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Recent geologic mapping of King County (Booth and Wisner, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Landslide hazard areas within the City of Shoreline occur predominantly along the western perimeter of the City, where the highlands descend to Puget Sound, or within steeply incised natural drainages, such as Boeing and McAleer Creeks.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This proposal is not site specific.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Amendment #1 – Refer to Attachment A

Amendments #2 and #3 - To address erosion and sedimentation impacts, grading and stormwater codes of agencies and municipalities require preparation of a SWPPP before grading permits are issued. Such plans are prepared based upon the requirements of the adopted Surface Water Design Manual. If the area of ground disturbance exceeds one acre, then a National Pollutant Discharge Elimination System (NPDES) permit is also required. Projects seeking NPDES permit coverage typically conform to the conditions of the Department of Ecology's (Ecology) Construction Stormwater General Permit (CSWGP), which include implementation of a SWPPP and protocols for monitoring site discharges for compliance with water quality standards.

Minimum requirements and best management practices (BMPs) for SWPPP s are established by the Washington State Department of Ecology in the *Stormwater Management Manual for Western Washington* (Stormwater Manual; Ecology, 2014); municipalities typically adopt these minimum requirements and BMP design standards, or their equivalents, as part of their stormwater management requirements for site development. The City of Shoreline has adopted the Stormwater Manual and the *Low Impact Technical Guidance Manual for Puget Sound* (LID Manual; Washington State University and Puget Sound Partnership, 2012). The City also encourages the use of emerging technologies that are part of the Washington Department of Ecology's Technology Assessment Protocol (TAPE). These BMPs, together with the erosion and

sedimentation control BMPs of the Stormwater Manual, constitute the BAS for prevention of erosion and the treatment of sediment-laden runoff.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a non-project action. The City has regulations about how much a particular site may be covered by buildings and hardscape. These regulations are adjusted based on the particular zoning of a parcel.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a non-project action.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Amendment #1 – Refer to Attachment A.

Amendments #2 – This amendment will Update Natural Environment Goal V to set local goals to reduce greenhouse gas (GHG) emissions in support of the Paris Climate Accord threshold to limit global warming to less than 1.5° C above pre-industrial levels.

The proposed amendment is in response to recent Intergovernmental Panel on Climate Change (IPCC) reports showing the dire consequences of allowing global warming to increase higher than 1.5° C (2.7° F) above pre-industrial levels, as opposed to the previous target of limiting warming to 2° C (3.6° F).

Through adoption of the Climate Action Plan (CAP) in 2013, the City committed to reducing GHG emissions 80% by 2050 (80 x 50), 50% by 2030, and 25% by 2020, which is a target shared by King County and many of the cities in the King County-Cities Climate Collaboration (K4C). These targets were intended to support the goal of keeping global warming below 2° C. The 2016 Paris Climate Accord revised the target to 1.5° C based on updated scientific analysis that the lower threshold was necessary to prevent the most catastrophic impacts of the climate crisis.

A more ambitious target to limit global warming to below 1.5 degrees Celsius may necessitate revising the GHG emission reduction targets in the City's Climate Action Plan. This could be analyzed through the next update of the Climate Action Plan. This update is not currently programmed but should take place following a GHG Inventory in 2021 to assess how the City performed on its 2020 emission reduction target. More aggressive emission reduction targets would likely not change the types of activities that the City would pursue, but they may require a more proactive approach to implementing recommendations in the City's Climate Action Plan.

Amendment #3 - This is a non-project action so this question does not apply. The City has regulations to control the amount of emissions being released into the air. The City also tracks carbon emissions which can be viewed at cityofshoreline.com.

Note that the Development Code and Engineering Development Guide together with state and federal law would mitigate probable significant adverse impacts associated with development. Please also see the EIS for the Shoreline Comprehensive Plan for information about air quality existing conditions and the Final EIS.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a non-project action so this question does not apply.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Amendment #1 – Refer to Attachment A.

Amendment #2 - To achieve the current Natural Environment Goal V or as proposed for amendment will require substantial changes in the energy we use, the transportation we choose, and the construction methods/materials allowed. This will likely necessitate policy adjustments and prioritization in the Land Use, Housing, Economic Development, Utilities and Transportation elements of the Comprehensive Plan to fully align. For example, motorized transportation is one of the major contributors to GHG emissions in the City. The Comprehensive Plan Transportation element aims to balance the needs of motorized transportation with the needs for non- motorized transportation. However, adoption of the amendment to Natural Environment Goal V may necessitate changes to Transportation Goals and Policies to even further prioritize non-motorized over motorized (pollution generating) options.

Amendment #3 - This is a non-project action so this question does not apply.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This proposal is not site specific. The City of Shoreline has numerous streams, lakes, ponds and wetlands within the city's boundaries.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Amendment #1 – Refer to Attachment A. The site is not adjacent to any streams, saltwater, lakes, ponds, or wetlands.

Amendments #2 and #3 - This proposal is not site specific. It should be noted that future activities on sites containing water features such as streams, wetlands, lakes and their floodplains are subject to critical area regulations SMC 20.80.010-500. The Critical Areas Ordinance was revised in 2015. Also, the City has recently updated and adopted the revised Shoreline Master Program in 2019.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This proposal is not site specific.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This proposal is not site specific.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This proposal is not site specific. Floodplain regulations are addressed in SMC 13.12.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply. Please note that the discharge of waste materials to surface waters is regulated by state and federal law, as well as the Development Code SMC 20.80 (Critical Areas Ordinance).

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply. It should be noted that ground water withdrawals and discharges are regulated by state and federal law, as well as the Development Code SMC 20.80(Critical Areas Ordinance).

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply. It should be noted that the Development Code SMC 20.80 (Critical Areas Ordinance) contains regulations for buffers around surface waters and adopts best management practices to prevent waste materials from entering those waters. For additional information about impacts and mitigation associated with development that would be reviewed under the Development Code, please see the EIS for the Comprehensive Plan.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply. See SMC 20.60.060-130 adequacy of public facilities—surface and stormwater management.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply.

4. Plants

- a. Check the types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
X grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
X water plants: water lily, eelgrass, milfoil, other
X other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - Does not apply. Note that the Development Code SMC 20.50.290-370 and 20.80.010-500 contain regulations that limit vegetation removal in critical areas and buffers and additional requirements for tree retention and planting on all lands.

c. List threatened and endangered species known to be on or near the site.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 -Does not apply. The City of Shoreline is home to a number of priority species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 -Does not apply.

e. List all noxious weeds and invasive species known to be on or near the site.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 -Does not apply.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 -Does not apply.

- c. Is the site part of a migration route? If so, explain.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 This is a nonproject action. Does not apply. Most of Western Washington lies in the Pacific Flyway for migratory birds. Some portions of the City (primarily riparian corridors) are thought to serve as local migration routes.

- d. Proposed measures to preserve or enhance wildlife, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 This is a nonproject action. Does not apply. SMC 20.80 includes standards to protect Fish and Wildlife Conservation areas which provide opportunities for food, cover, nesting, breeding, and movement for fish and wildlife within the City. Where site specific conditions warrant, the City shall use SEPA substantive authority to condition or deny development based on probable significant environmental impacts.

- e. List any invasive animal species known to be on or near the site.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Amendment #1 - Current HVAC is electric and gas lines have been added to the property for future use.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendment #2 – This amendment will require that future transportation, utility, Comprehensive Plan, and Development Code be drafted to consider lower levels of carbon emissions to curb rising global temperatures.

Amendment #3 - This is a nonproject action. Does not apply.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

Describe any known or possible contamination at the site from present or past uses.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 2) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 3) Describe special emergency services that might be required.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 4) Proposed measures to reduce or control environmental health hazards, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Amendment #1 – Refer to Attachment A

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Amendment #1 – If rezoned to CB, noise from commercial activities will include commercial vehicles, employee and customer vehicle traffic, loading and unloading of trucks, and construction activity.

Amendment #2 - This is a nonproject action. Does not apply.

Amendment #3 – If professional offices are allowed in the R-8 and R-12 zones, noise from employee and customer vehicles and construction related to remodeling or rebuilding of residential homes into offices will occur.

- 3) Proposed measures to reduce or control noise impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendment #2 - This is a nonproject action. Does not apply.

Amendment #3 - Shoreline Municipal Code Chapter 9.05 Public Disturbance Noise contains restrictions on operating hours and for construction hours and activities within the City.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Amendment #1 – Refer to Attachment A

Amendment #2 - This is a nonproject action. Does not apply.

Amendment #3 - This is a nonproject action. Does not apply. The proposed amendment will apply to all properties designated Medium Density Residential. If professional offices are added to the description of Medium Density Residential then a concurrent Development Code Amendment will be processed adding Professional Offices to SMC 20.40.130 as a conditional use in the R-8 and R-12 zones.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- c. Describe any structures on the site.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- d. Will any structures be demolished? If so, what?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- e. What is the current zoning classification of the site?

Amendment #1 – Refer to Attachment A.

Amendments #2 - This is a nonproject action. Does not apply.

Amendment #3 – This proposal has the potential to affect all parcels zoned R-8 and R-12.

- f. What is the current comprehensive plan designation of the site?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- g. If applicable, what is the current shoreline master program designation of the site?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

i. Approximately how many people would reside or work in the completed project?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

j. Approximately how many people would the completed project displace?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Amendment #1 – Refer to Attachment A.

Amendment #2 – This is a nonproject action. Does not apply.

Amendment #3 – Allowing professional offices in the MDR designation and in the R-8 and R-12 zones may be incompatible with existing and projected land use plans. Specifically, single-family homes will be able to redevelop to offices with associated parking, signage, landscaping, lighting, employee and client traffic, and increased noise.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Amendment #1 – If a rezone to CB is approved, approximately 19 units could be constructed at 1510 NE 170th Street and approximately 20 units could be constructed at 1517 NE 170th Street. In the CB zone there is no requirement for affordable housing.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Amendment #1 – If a rezone to CB is approved on both parcels, three units of housing might be eliminated (2 units at 1510 and 1 unit on 1517 NE 170th Street).

Amendments #2 - This is a nonproject action. Does not apply.

Amendment #3 – This amendment has the potential to convert housing units to professional offices for all parcels zoned R-8 and R-12. The number of parcels zoned R-8 and R-12 is relatively low.

- c. Proposed measures to reduce or control housing impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. What views in the immediate vicinity would be altered or obstructed?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Amendment #1 – light and glare may be generated from the commercial activity at 1510 and 1517 NE 170th Street. This includes light and glare from the building and from vehicles driving to and from the site.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

c. What existing off-site sources of light or glare may affect your proposal?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

d. Proposed measures to reduce or control light and glare impacts, if any:

Amendment #1 – SMC 20.50.240(H) includes regulations to reduce or control light and glare impacts.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply. Impacts to historic properties would be considered at time of permit application. City currently has an interlocal agreement with the King County and the King County Landmarks and Heritage Commission to provide historic preservation services for the City. See Shoreline Ordinance #53. No changes are proposed to existing Historic Landmarks program, regulations, or listing adopted from King County and administered under interlocal agreement with King County. The Shoreline Historical Museum has an archive that includes information about historic structures in Shoreline.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply. Impacts to landmarks, features or Native American occupied sites would be considered at time of permit application. The Shoreline Historical Museum has an archive that includes information about landmarks, features and culturally significant sites in Shoreline.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [h

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply. Impacts to cultural and historic resources would be considered at time of permit application. The Shoreline Historical Museum has an archive that includes information about cultural and historic resources in Shoreline.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply. The City of Shoreline is served by Sound Transit, Community Transit and Metro and provide many routes throughout the city.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Amendment #1 – The applicant proposes at least 6 structured parking spaces and multiple surface parking spaces at 1517 NE 170th Street. There are at least six parking spaces at 1510 NE 170th Street.

Amendments #2 – If adopted, future policy guidance may be the reduction or elimination of parking in an effort to curtail GHG emissions.

Amendment #3 – Professional Offices require 1 parking space for every 500 square feet of office.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply. All future improvements to Shoreline streets will be subject to right-of-way permits and may require State and County approval (if located on a State or County owned ROW).

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Amendment #1 – If rezoned to CB, future development permits will be reviewed by the City's Traffic Engineer through a Traffic Impact Analysis if warranted. A TIA is required if a project generates more than 20 peak hour trips or if the adjacent roadway does not meet concurrency standards.

Amendment #2 - This is a nonproject action. Does not apply.

Amendment #3 - If approved for Professional Offices, future development permits will be reviewed by the City's Traffic Engineer through a Traffic Impact Analysis if warranted. A TIA is required if a project generates more than 20 peak hour trips or if the adjacent roadway does not meet concurrency standards.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

h. Proposed measures to reduce or control transportation impacts, if any:

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

The City uses transportation impact fees to fund projects identified in the Transportation Master Plan. The TIF would apply to any project that builds residential dwelling units.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Amendment #1 – Refer to Attachment A.

Amendments #2 and #3 - This is a nonproject action. Does not apply.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Steven Szafran, AICP

Position and Agency/Organization Senior Planner, City of Shoreline

Date Submitted: August 27, 2019

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Amendment #1 – If rezoned to CB, noise from commercial activities will include commercial vehicles, employee and customer vehicle traffic, loading and unloading of trucks, and construction activity.

Amendment #2 - The update to Environmental Goal V is attempting to reduce harmful emission in the air to combat global warming.

Amendment #3 – If professional offices are allowed in the R-8 and R-12 zones, noise from employee and customer vehicles and construction related to remodeling or rebuilding of residential homes into offices will occur.

The proposed 2019 Comprehensive Plan amendments would be unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Amendment #1 – Development in commercial zones, including the CB zone, abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:

- A. From abutting property, a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for 10 feet horizontally from the required building setback, then an additional 10 feet of height for the next

10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet, up to the maximum height allowed in the zone.

B. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Twenty percent of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. Required tree species shall be selected to grow a minimum height of 50 feet.

C. All vehicular access to proposed development in nonresidential zones shall be from arterial classified streets, unless determined by the Director of Public Works to be technically not feasible or in conflict with State law addressing access to State highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that create additional traffic that is projected to use nonarterial streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

Proposed measures to reduce emissions include:

- Shoreline City Council adopted a greenhouse gas (GHG) reduction target of 25% by 2020 through the 2013 Climate Action Plan (CAP). The City (specifically the new Environmental Services Coordinator) will perform an analysis in 2021. This GHG Emissions Inventory will determine how the City is meeting current targets. The City is not currently on track to meet the 2020 target, but by 2030 some of the initiatives of recent years, including green building mandates and incentives, a new Aquatics Center, and light rail service will start to move the needle significantly.
- Following the 2021 GHG Emissions Inventory, the City will update the Climate Action Plan. Updating the CAP will include an analysis of how conditions have changed since 2013, incorporating the latest science and relevant (good and bad) federal and state initiatives. Recommendations will focus on how to best evolve and meet the targets.
- Targets set in 2013 were based on limiting *global* warming to below 2° C (3.6° F), which was considered at the time to be the threshold for preventing the most catastrophic effects of the climate crisis. More recent scientific consensus is that the threshold is more like 1.5° C (2.7° F).
- The 2021 CAP update is the primary mechanism through which the new Comprehensive Plan policy would be analyzed and recommendations for implementation would be developed, prioritized, and adopted. Staff has just begun working on the update to the City's Comprehensive Plan with the completion of the Buildable Lands Analysis and review of the Puget Sound Regional Council's Draft VISION 2050. The City is on track for updating the Comprehensive Plan by June 2023.
- While the CAP offers recommendations, the City worked with Climate Solutions in 2015 to develop a Carbon Wedge Analysis (CWA), which provided a more in-depth understanding of exactly how to meet the targets. It is possible that the City will update

the CWA following the update of the CAP.

In addition, the City will comply with the State Department of Ecology, Fish and Wildlife, and expert analysis when new construction occurs.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed 2019 Comprehensive Plan amendments would be unlikely to affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None specifically proposed. All new construction projects are required to comply with regulations that are designed to protect and conserve plants, animals, fish, and/or marine life including the Critical Areas Ordinance, Shoreline Development Code, Surface Water Design Manual, and Engineering Design Manual.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed 2019 Comprehensive Plan amendments will not deplete natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed 2019 Comprehensive Plan Amendments will not negatively affect environmentally sensitive areas. The City has codes in place to protect such areas including the Surface Water Master Plan which identifies goals and policies to provide increased stormwater protections for future development in the City.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any new development must comply with the City's stormwater regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendment #1 – The request would change the land use designation of two parcels from Medium Density Residential to Mixed-Use 2 and concurrently rezone the parcels from R-8 to Community Business. This change will allow the two parcels to redevelop with commercial uses, high-density residential, or a mix of both. The impact of these changes includes increased traffic, increased parking, more intense commercial uses, lighting, signage, and noise. The subject parcels are not in or adjacent to any shorelines.

Amendment #3 – The proposed amendment would add professional offices in the description of the Medium-Density Residential Land Use Designation. This might allow professional offices in the R-8 and R-12 zones with the approval of a Conditional Use Permit. Like Amendment #1, the

impact of these changes includes increased traffic, increased parking, more intense commercial uses, lighting, signage, and noise.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any new activities are subject to the City's Development Code, Shoreline Master Program (20.200), Engineering Development Manual, and the City's Critical Areas Ordinance (20.80).

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Amendment #1 may increase demands on transportation and parking in the area of the proposed rezone. New commercial development will add new vehicle trips generated from customers, employees, and deliveries. Traffic may be analyzed if a proposed redevelopment project exceeds the thresholds for a Traffic Impact Analysis (more than 20 pm peak trips).

Amendment #3 will also increase demands on transportation and parking where single-family homes are converted to office uses. Because this amendment is citywide, it is difficult to measure the impact that may occur. However, this proposal will only apply to parcels zoned R-8 and R-12 which are zoning categories that are relatively small in Shoreline (approximately 2% of the City's land area).

Proposed measures to reduce or respond to such demand(s) are:

The City's Transportation Master Plan lists growth projects, pedestrian, bicycle, and transit improvements throughout the city. New residential development is required to pay transportation impact fees that help in mitigating new trips on city roadways. If new development triggers traffic concurrency, the new development must mitigate the impacts that may include traffic calming measures, signals, improved intersection, and other measures determined by the City's Public Works Department.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal will not conflict with local, state, or federal laws.